

Director's Report

Planning Commission
March 16, 2023



Legislative Activity

- HB 1110 – Middle Housing
- SB 5466 – Transit Oriented Development
- SB 5235 – Accessory Dwelling Units
- HB 1245 – Lot Splitting

HB 1110: Middle Housing

- Passed the House, moved to Senate
- Would pre-empt local regulations:
 - 4 units per lot
 - 6 units per lot within $\frac{1}{4}$ mi. of major transit stop
 - 6 units per lot when 2 units are affordable

SB 5466: Transit Oriented Dev.

- Passed the Senate, moved to House
- Within station areas:
 - Cities cannot prohibit multifamily uses where other residential uses are allowed
 - Prohibits cities from imposing maximum floor area ratio or density
 - Prohibits off street parking requirements
 - Expands threshold for environmental review

SB 5235: Accessory Dwelling Units

- Passed the Senate, moved to House
- Authorizes cities to allow waiving, deferral, or reduction of fees for ADUs
- Prohibits deed restrictions and standards that are more restrictive than other SFR uses

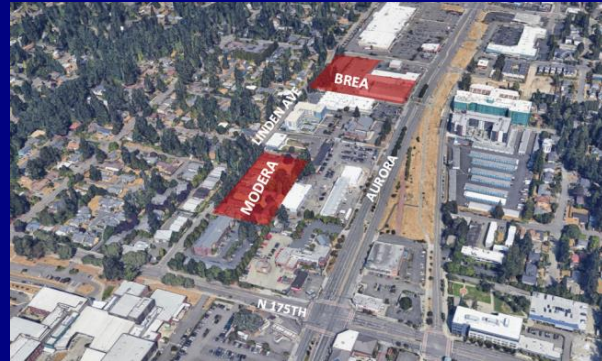
HB 1245: Lot Splitting

- Passed the House, moved to Senate
- Requires lot splitting regulations to increase housing options

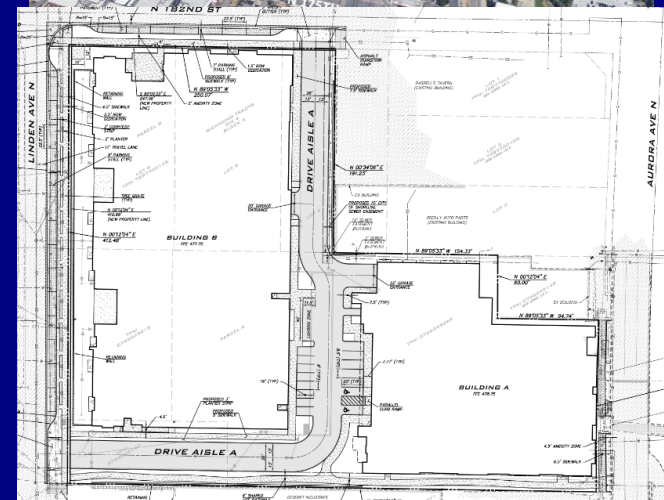
Development Activity

- 2022 by the numbers:
 - 2,280 building/development permits issued
 - 3,471 applications processed (intake), with construction value of \$698M
- 38 pre-application meetings since Sept.

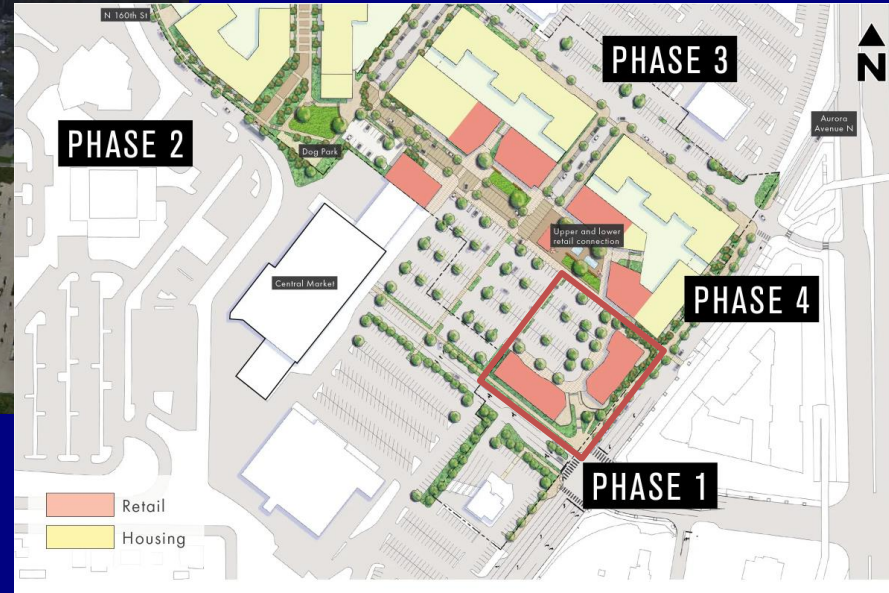
Modera Shoreline



Brea



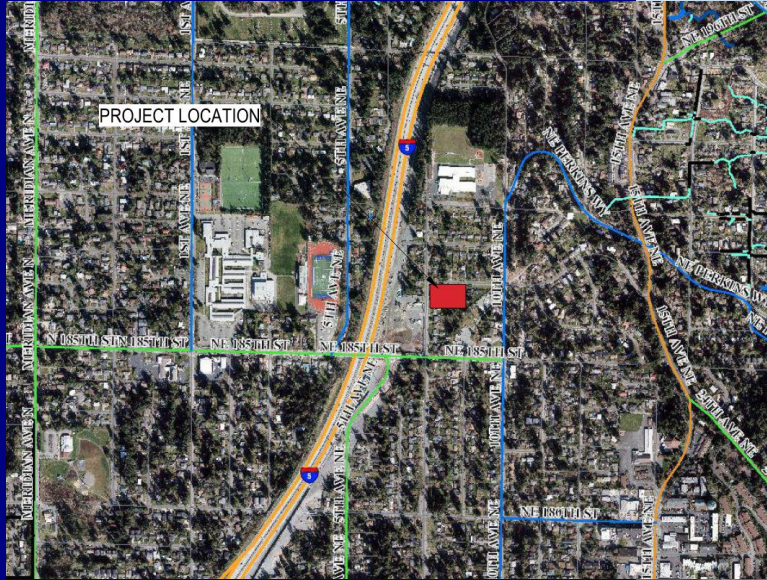
Shoreline Place



Kinect



Alexan Shoreline



8th Ave NE / NE 190th St



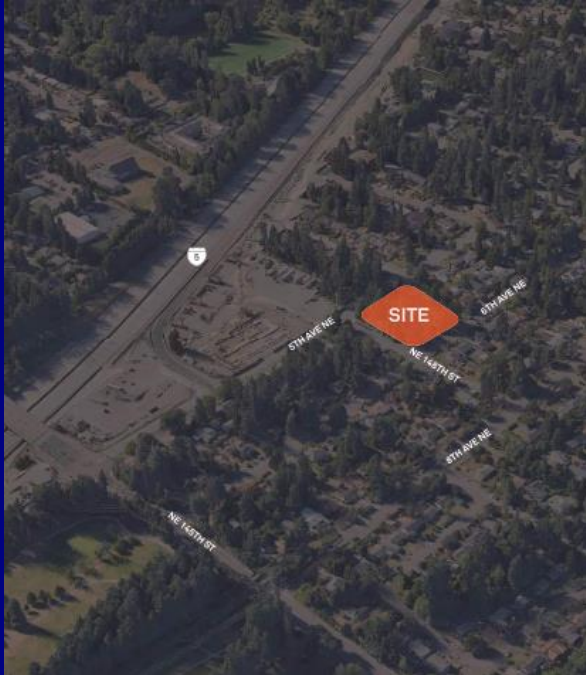
The Line Apartments



Shea Properties



Burl



Grand Peaks



Ion

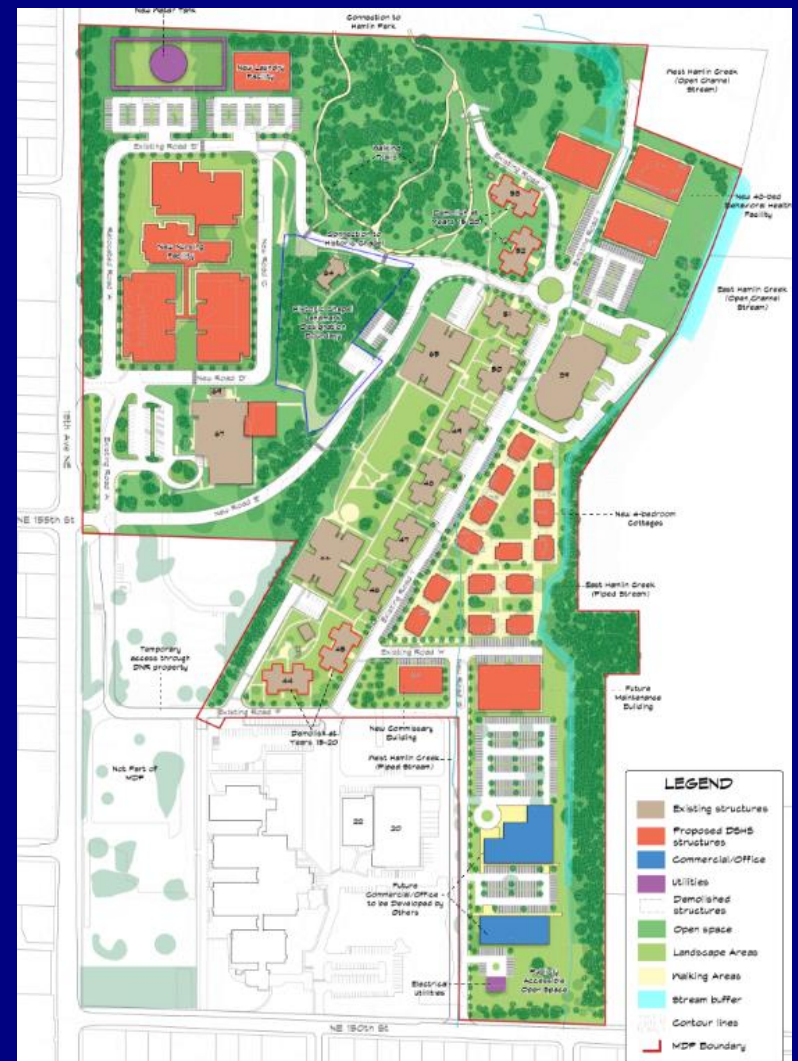


Alta North City



Fircrest Master Development Plan

- 120 bed skilled nursing facility
- 48 bed behavioral health facility
- 14 bed intermediate care facility cottages
- New laundry and maintenance buildings
- New pedestrian/vehicle circulation
- Publicly-accessible open space
- Commercial development opportunity



Home Improvement Workshops

6-8 pm at City Hall:

- March 28th
- April 25th
- May 23rd



Other Updates

- Urban Forestry Strategic Plan
 - Requesting public feedback (online survey)
 - Hybrid Open House April 13th
- Comprehensive Plan Update
 - Online open house launch in April
 - www.shorelinewa.gov/shoreline2044